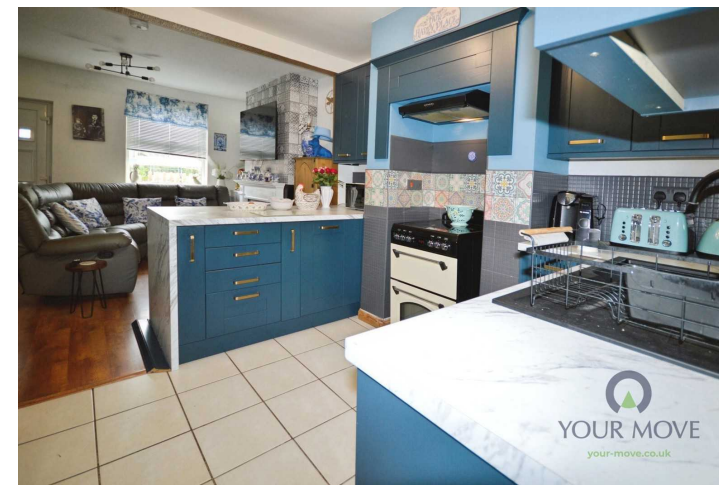
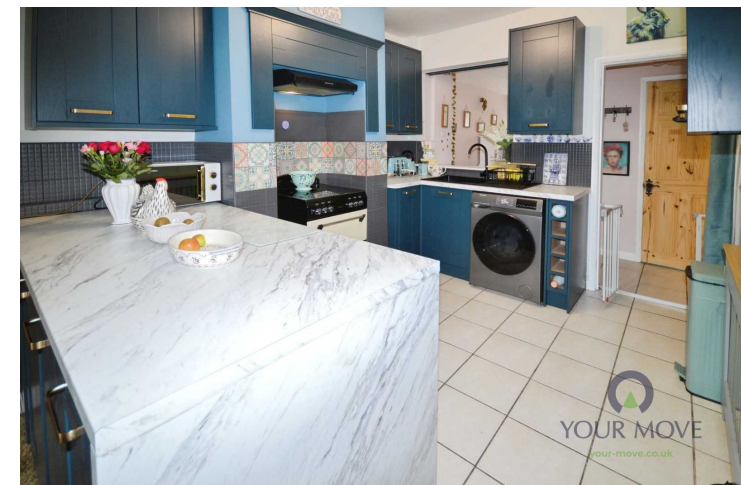




Oak Street, Church Gresley,
Swadlincote, Derbyshire, DE11

Asking Price: £155,000

Tenure: Freehold



your-move.co.uk

Oak Street, Church Gresley, Swadlincote, Derbyshire, DE11

Asking Price: £155,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: D
Local Authority: South Derbyshire District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A well-presented two-bedroom terraced house for sale in Church Gresley, offering a recently updated interior, modern kitchen and bathroom, private low-maintenance rear garden, and convenient access to Swadlincote amenities and Burton-on-Trent rail links.

Description

For sale – a nicely presented two-bedroom terraced house in Church Gresley, Swadlincote, offered in good condition with a recently updated interior and private rear garden.

The ground floor provides a welcoming reception room with a focal fireplace and wood-effect flooring, giving a comfortable main living space. To the rear, the modern kitchen features contemporary blue cabinetry, tiled flooring, marble-effect worktops and space for appliances, with direct access out to the garden.

Upstairs are two bedrooms, both enjoying natural light and arranged to make good use of the available space. The bathroom has been updated with modern fittings, including a vanity unit, WC and walk-in shower, finished with contemporary tiling and décor.

Outside, the private rear garden is attractively arranged with paved seating areas, raised planters and screening, providing a pleasant low-maintenance area for outdoor dining and container gardening. The frontage is enclosed with a small fenced area and gate.

Church Gresley sits on the edge of the National Forest, with Swadlincote Woodlands and Maurice Lea Memorial Park within easy

reach for walks, play areas and open green space. Swadlincote town centre offers supermarkets, restaurants, cinema and leisure centre a short drive away.

For commuters, Burton-on-Trent railway station is around 15–20 minutes by car, offering services to Birmingham in about 25–30 minutes and Derby in roughly 15–20 minutes. Local bus routes connect Church Gresley with Swadlincote, Burton and surrounding villages, while the A38 and A444 provide road links towards Derby, Leicester and the wider Midlands.

Council Tax Band: A. EPC Rating: D.

Lounge Area

12'8" x 10 (3.86m x 10)
Open plan lounge area.

Kitchen Area

10'8" x 9'5" (3.25m x 2.87m)
The kitchen area has recently been fitted with stylish wall and base units with contrasting work surfaces. There is space for a freestanding cooker and other appliances. There is also a useful under stair storage area. Stairs lead off to the first floor.

Dining Area

9'2" x 4'8" (2.8m x 1.42m)
Currently used as a dining with French doors that lead out to the rear garden.

Shower Room

5'9" x 5'6" (1.75m x 1.68m)
The shower room again, has been refitted with a walk in double shower with shower panelled walls. There is a vanity wash unit, wall mounted ladder style radiator and a low flush WC.

On the first floor:

Main Bedroom

11' x 9'5" (3.35m x 2.87m)

Main double bedroom with an over stairs cupboard and loft access.

Bedroom Two

13'2" x 6'6" (4.01m x 1.98m)
A generous second bedroom.

Wc

6'1" x 3' (1.85m x 0.91m)
This has been added to the first floor for family convenience. It is appointed with a modern vanity unit and wc.

Outside

The property is accessed via a gated front area where there is storage for the bins.

Garden

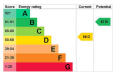
The garden is very private with a patio area, raised flower beds and a greenhouse.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

